

APPROVED 8-1-16
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, July 11, 2016 at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman

Ronald D. Penton, Vice-Chairman

James J. Giulietti

Theresa Ranciato-Viele

Richard E. Wilson, Alternate, sitting for Curtis D. Andrews, Sr., Secretary

Edward M. Homa, Alternate

MEMBERS ABSENT:

Curtis D. Andrews, Sr., Secretary

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator

Jonathan Bodwell, Town Engineer

Mary Lee Rydzewski, Public Stenographer

Sandra Lion, Clerk

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:04 p.m. Then, he introduced the Commissioners, town staff and the stenographer and asked Mr. Fredricksen if there were any changes to the agenda. Mr. Fredricksen stated that application #P16-13, 2015 Whitney Avenue, has been postponed to the August 1, 2016 meeting.

PUBLIC HEARING:

Mr. Wilson, acting Secretary, read the call for the Public Hearing:

1. #P16-14 Zone Change Application of Crossroads Medical Center, LLC, Applicant, HMA-Crossroads, LLC and Joseph A. Gelati, Owners, relative to 158 State Street, (Map 51, Lot 7) and 156 State Street, (Map 58, Lot 100). Plan Entitled: Zoning Change Request. Prepared by: LADA, PC. Dated 06/08/16. Scale 1"=80'. CB-40 & O-12 Zoning Districts.

Mr. Philip Doyle of L.A.D.A. PC, presented the application to change the zone of the front .54 acres of the 7.73 acre parcel at 158 State Street and the entire 1.02 acre parcel at 156 State Street from CB-40 to O-12.

The purpose of the zone change is to enable the rear portion of the 156 State Street parcel to be developed as a part of the medical office complex existing and under construction at 158 State Street and, in the future, to enable the front portion to be appended to the development as well. Mrs. Ranciato-Viele has concerns with the front portion of the parcel not being purchased at this time and the property remaining non-conforming with blight violations. The Commission asked questions and Mr. Doyle and Mr. Fredricksen responded.

Mr. Carlson asked for public comment.

Public Comment:

1. Sherman Katz, 40 Sherwood Drive, spoke in favor of the application and stated that the applicant has worked well with the neighbors.

There being no further public comment, the Public Hearing was closed.

SITE PLANS:

2. #P16-13 Site Plan Application of Funaro Family, LLC & Diana Melillo, Applicants & Owners, relative to 2015 Whitney Avenue, (Map 41 , Lot 306). Plan entitled: Site Plan, Funaro Family, LLC. 2015 Whitney Avenue, North Haven, Connecticut. Prepared by Connecticut Consulting Engineers, LLC. Dated: 4/15/16. Scale 1"=10'. CN-20 Zoning District.

This application has been postponed to the August 1, 2016 meeting.

3. #P16-15 Site Plan Application of Andrew Ciaccio, Applicant & Owner, relative to 92 State Street, (Map 58, Lot 108). Plan entitled: Site Plan, Art's TV & Appliance, 92 State Street, North Haven, CT. Prepared by: Christopher G. Bell, P.E. Dated: 1/7/07, rev. 6/7/16. Scale 1"=20'. CB-40 & R-20 Zoning Districts.

Mr. Chris Bell, P.E. presented the application to approve a new 3,100 square feet, single story building on this 1.54 acre property which currently contains the Art's TV & Appliance retail store. The proposed new building is intended to be used for storage associated with Art's TV & Appliance Store. He submitted an e-mail from the DOT as Exhibit A then discussed the storm drainage system. The Commission asked questions and Mr. Bell responded. Mr. Giulietti requested that the structure be limited to a warehouse use only with no water supply. Mrs. Ranciato-Viele requested that the proposed new structure only be used by the owner and not for rental use. Mr. Penton suggested a plan be submitted to the Town Engineer for approval of the grading and proposed plantings. The Commission asked a few more questions and Mr. Bell responded.

4. #P16-16 Site Plan Application of Gengras Volvo, Applicant, 375 Washington Avenue, LLC, Owner, relative to 375 Washington Avenue, (Map 85, Lot 15). Plan entitled: Building and Parking Addition at Gengras Volvo, 375 Washington Avenue in the Town of North Haven, Connecticut. Prepared by: Meehan & Goodin. Dated: 06-8-2016. Scale 1"=30'. Il-30 Zoning District.

Mr. Ozzie Torres, P.E. representing Gengras Volvo, presented the application to permit the change of use of this existing, approximately 17,800 square feet building, from office/warehouse to a new car dealer, Gengras Volvo. Approximately 2,000 square feet of the existing outbuildings (Building #2) is intended to be demolished. A 2,100 square feet addition is proposed on the front of the building. An application has been filed with the Zoning Board of Appeals for a Special Permit/Certificate of Location, (#16-07), for the New Car Dealer's License. Any approval granted by this Commission must be contingent on the approval of the Special Permit application.

Mr. Torres discussed lighting and the drainage system and then he described the proposed new building. The Commission asked questions and Mr. Torres and Mark Rienow of Gengras Volvo responded.

DELIBERATION SESSION:

Mr. Giulietti moved to go into deliberations; Mr. Penton seconded the motion. All were in favor.

PUBLIC HEARINGS:

1. #P16-14 Zone Change Application of Crossroads Medical Center, LLC, Applicant, HMA-Crossroads, LLC and Joseph A. Gelati, Owners, relative to 158 State Street.

Mrs. Ranciato-Viele moved to approve the application; Mr. Giulietti seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Ranciato-Viele – aye Wilson – aye

The application was approved with appropriate conditions.

SITE PLANS:

3. #P16-15 Site Plan Application of Andrew Ciaccio, Applicant & Owner, relative to 92 State Street.

Mr. Giulietti moved to approve the application with the condition that the proposed new building remains a cold storage warehouse as an accessory use to the primary use of the front building; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Ranciato-Viele – aye Wilson – aye

The application was approved with appropriate conditions.

4. #P16-16 Site Plan Application of Gengras Volvo, Applicant, 375 Washington Avenue, LLC, Owner, relative to 375 Washington Avenue.

Mrs. Ranciato-Viele moved to approve the application; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Ranciato-Viele – aye Wilson - aye

The application was approved with appropriate conditions.

OTHER:

- #P15-19, 85 Sackett Point Road

Mr. Fredricksen explained to the Commission that this building, previously approved for warehouse use, now requires office space so additional parking spaces were added to meet the regulations. Mr. Giulietti suggested a change of use form be submitted for approval of the office use and then asked to continue this item to next month. The owner or his designated representative should be present as well.

Mr. Giulietti moved to continue this item to the August 1, 2016 meeting; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Ranciato-Viele – aye Wilson – aye

- #P15-20, Chick-fil-A, 560 Universal Drive

Mr. Tony Donato of Bohler Engineering explained the request to amend the site plan to add the construction of a small sidewalk near the drive-thru and to relocate some plantings.

Mr. Penton moved to approve the modified site plan; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Ranciato-Viele – aye Wilson – aye

- #P14-05, 17 Stiles Lane

Mr. Chris Gagnon of BL Companies explained the modifications made to the site plan that include cooler enclosures with a roof and the relocation of a generator with the addition of bollards.

Mr. Penton moved to approve the modified site plan; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Ranciato-Viele – aye Wilson – aye

EXTENSIONS:

- #P16-01, 1164 & 1168 Hartford Turnpike

Mr. Penton moved to approve one (1) ninety (90) day extension for application #P16-01, 1164 & 1168 Hartford Turnpike; Mr. Giulietti seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Ranciato-Viele – aye Wilson – aye

BONDS:

- #P05-30, 76 Maple Avenue

Mrs. Ranciato-Viele moved to release the bond for application #P05-30, 76 Maple Avenue, in the amount of \$2,500.00; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Ranciato-Viele – aye Wilson – aye

- #P13-26, 342 State Street

After review of the grass turf specifications, the Commission was in agreement with allowing the artificial turf to remain instead of the originally proposed natural grass.

Mrs. Ranciato-Viele moved to release the bond for application #P13-26, 342 State Street, in the amount of \$10,000.00; Mr. Giulietti seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Ranciato-Viele – aye Wilson – aye

-#P14-40, 476 Washington Avenue

Mr. Giulietti moved to release the bond for application #P14-40, 476 Washington Avenue, in the amount of \$5,000.00; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Ranciato-Viele – aye Wilson – aye

CHANGE OF USE:**- 88 Old Broadway West, Unit C**

Ms. Rosie Torres presented the change of use for a coffee shop/bookstore. The Commission asked questions and Ms. Torres responded.

Mrs. Ranciato-Viele moved to approve the change of use from a service to a coffee shop; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Ranciato-Viele – aye Wilson – aye

- 358 Universal Drive North

Mr. Kenneth Lomax, Regional Director of Operations of Vein Clinics of America, presented the change of use. He described the business then answered questions from the Commission.

Mrs. Ranciato-Viele moved to approve the change of use from retail to a medical office; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Ranciato-Viele – aye Wilson – aye

CORRESPONDENCE: NPDES Permit #CT0100404 Renewal Notice

Mr. Fredricksen reviewed the correspondence with the Commission.

MINUTES:**- June 6, 2016**

Mr. Penton moved to amend and then approve the June 6, 2016 meeting minutes; Mr. Giulietti seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Homa – aye Wilson – aye

ADJOURN:

There being no further business, Mr. Penton moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 9:01 PM.